

# Monthly Indicators

Residential real estate activity in Arapahoe, Douglas, Jefferson and Denver Counties, comprised of single-family properties, townhomes and condominiums.



## October 2019

Percent changes calculated using year-over-year comparisons and rounded figures.

New Listings were up 1.7 percent for single family homes and 5.8 percent for townhouse-condo properties. Under Contracts increased 19.8 percent for single family homes and 13.3 percent for townhouse-condo properties.

The Median Sales Price was up 3.9 percent to \$468,000 for single family homes and 3.2 percent to \$308,000 for townhouse-condo properties. Days on Market increased 3.2 percent for single family homes and 40.0 percent for condo properties.

As we begin the slower time of year for home sales, historically low mortgage rates will continue to support buyer demand and may create additional lift to home prices as excellent affordability gives buyers the ability to offer more to secure their dream home. Throughout much of the country, the continued low level of housing inventory also continues to constrain sales activity from where it would likely be in a balanced market.

## Activity Snapshot

**- 18.4%**      **+ 6.2%**      **+ 6.1%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
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# Single Family Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		5,385	<b>4,124</b>	- 23.4%	--	--	--
Under Contract		2,169	<b>2,598</b>	+ 19.8%	25,279	<b>26,544</b>	+ 5.0%
New Listings		2,583	<b>2,626</b>	+ 1.7%	31,230	<b>32,108</b>	+ 2.8%
Sold Listings		2,292	<b>2,502</b>	+ 9.2%	24,647	<b>25,158</b>	+ 2.1%
Days on Market		31	<b>32</b>	+ 3.2%	24	<b>28</b>	+ 16.7%
Median Sales Price		\$450,500	<b>\$468,000</b>	+ 3.9%	\$459,383	<b>\$470,000</b>	+ 2.3%
Avg. Sales Price		\$545,622	<b>\$550,930</b>	+ 1.0%	\$542,391	<b>\$555,810</b>	+ 2.5%
Pct. of List Price Received		98.8%	<b>98.9%</b>	+ 0.1%	100.0%	<b>99.3%</b>	- 0.7%
Affordability Index		73	<b>85</b>	+ 16.4%	71	<b>85</b>	+ 19.7%

# Townhouse-Condo Market Overview



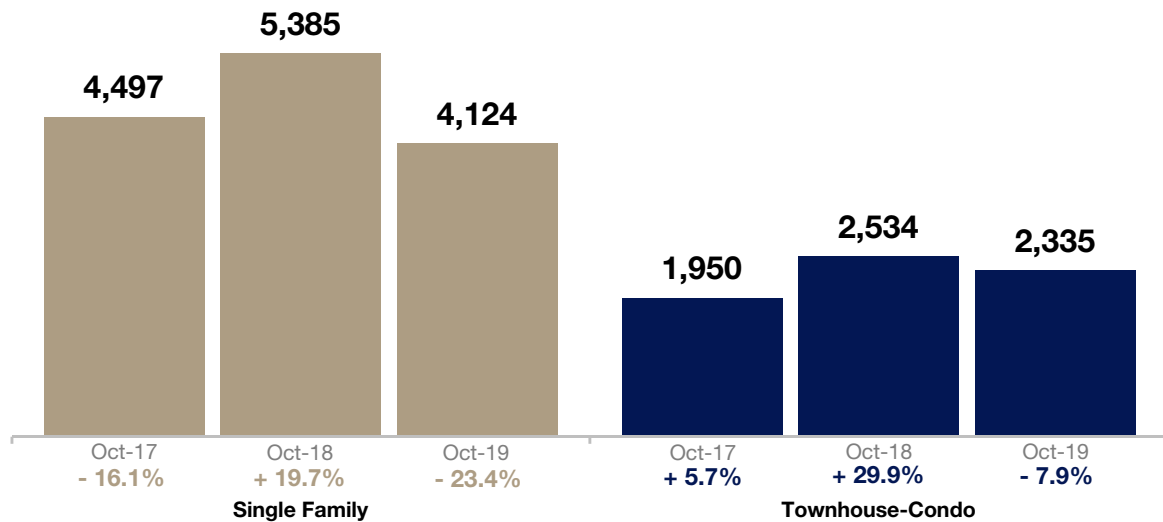
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>Active Listings</b>		2,534	<b>2,335</b>	- 7.9%	--	--	--
<b>Under Contract</b>		988	<b>1,119</b>	+ 13.3%	11,508	<b>12,300</b>	+ 6.9%
<b>New Listings</b>		1,281	<b>1,355</b>	+ 5.8%	14,027	<b>15,357</b>	+ 9.5%
<b>Sold Listings</b>		1,138	<b>1,141</b>	+ 0.3%	11,420	<b>11,781</b>	+ 3.2%
<b>Days on Market</b>		25	<b>35</b>	+ 40.0%	22	<b>31</b>	+ 40.9%
<b>Median Sales Price</b>		\$298,574	<b>\$308,000</b>	+ 3.2%	\$300,000	<b>\$310,000</b>	+ 3.3%
<b>Avg. Sales Price</b>		\$342,374	<b>\$372,190</b>	+ 8.7%	\$355,707	<b>\$370,861</b>	+ 4.3%
<b>Pct. of List Price Received</b>		99.3%	<b>98.8%</b>	- 0.5%	100.2%	<b>99.2%</b>	- 1.0%
<b>Affordability Index</b>		110	<b>130</b>	+ 18.2%	109	<b>129</b>	+ 18.3%

# Inventory of Active Listings

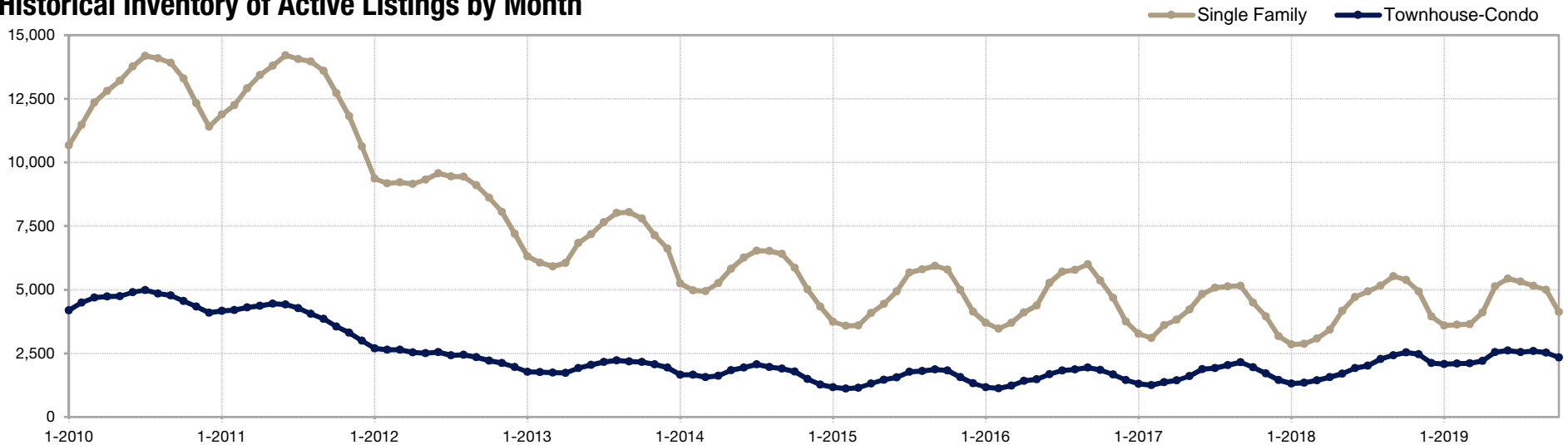


## October



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	4,930	+24.8%	2,462	+43.4%
Dec-2018	3,949	+24.3%	2,120	+45.7%
Jan-2019	3,593	+25.8%	2,083	+58.8%
Feb-2019	3,623	+25.9%	2,095	+55.1%
Mar-2019	3,649	+18.6%	2,110	+46.8%
Apr-2019	4,106	+19.9%	2,200	+40.4%
May-2019	5,128	+22.9%	2,544	+49.3%
Jun-2019	5,432	+15.4%	2,609	+35.7%
Jul-2019	5,324	+8.0%	2,545	+26.5%
Aug-2019	5,155	-0.2%	2,588	+13.9%
Sep-2019	4,996	-9.7%	2,532	+4.6%
<b>Oct-2019</b>	<b>4,124</b>	<b>-23.4%</b>	<b>2,335</b>	<b>-7.9%</b>

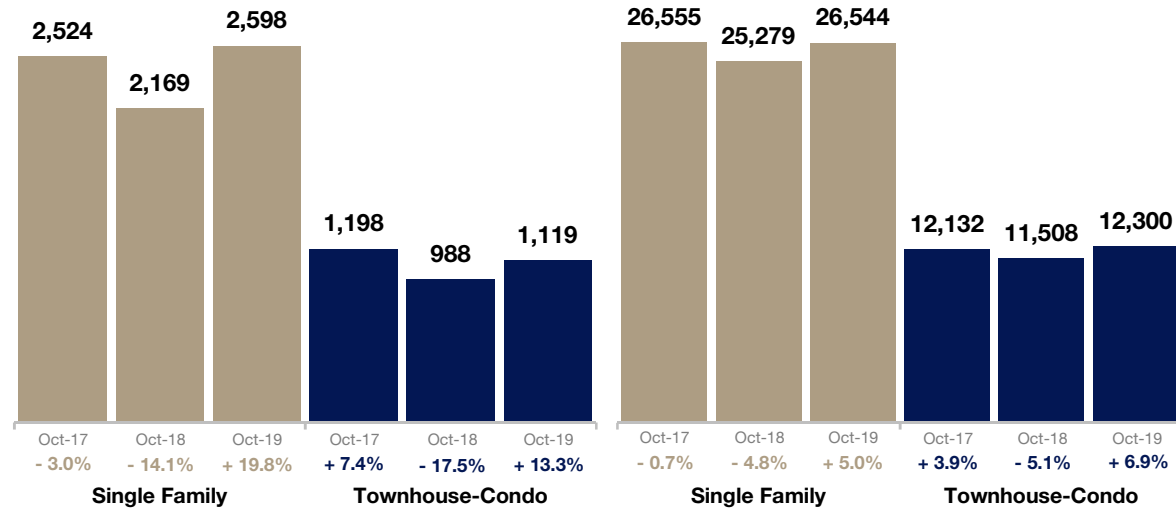
## Historical Inventory of Active Listings by Month



# Under Contract

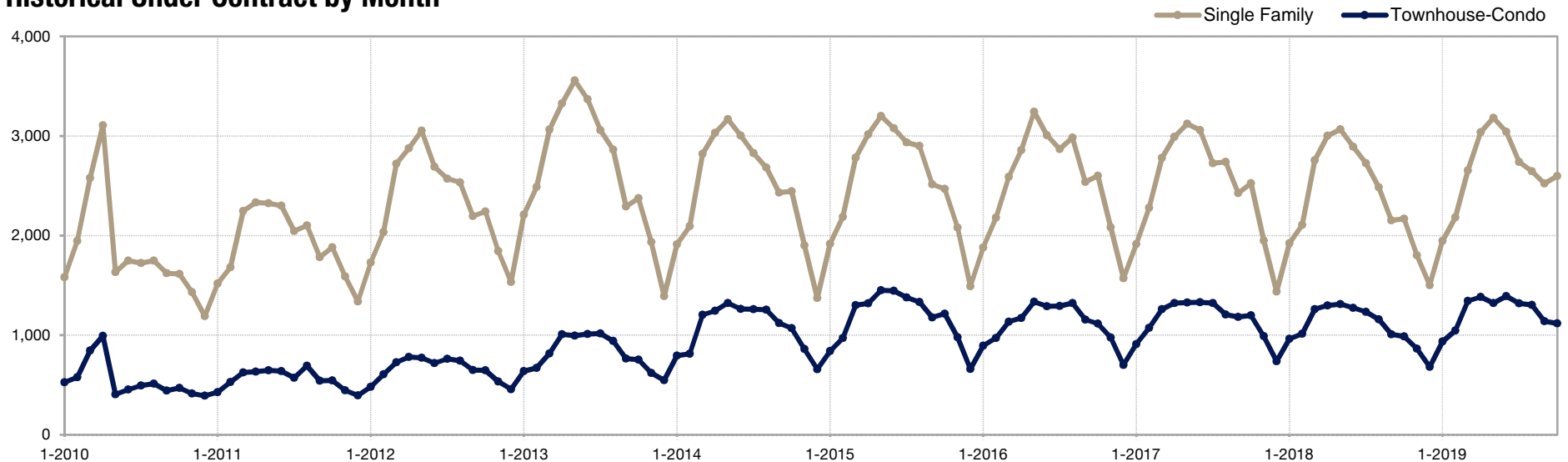


## October



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	1,802	-7.6%	863	-12.8%
Dec-2018	1,501	+4.5%	681	-7.6%
Jan-2019	1,946	+1.2%	935	-3.0%
Feb-2019	2,183	+3.7%	1,045	+3.2%
Mar-2019	2,653	-3.7%	1,343	+6.6%
Apr-2019	3,037	+1.2%	1,383	+6.5%
May-2019	3,180	+3.7%	1,322	+0.9%
Jun-2019	3,043	+5.2%	1,391	+9.2%
Jul-2019	2,738	+0.4%	1,319	+6.9%
Aug-2019	2,644	+6.4%	1,302	+12.4%
Sep-2019	2,522	+17.2%	1,141	+13.1%
<b>Oct-2019</b>	<b>2,598</b>	<b>+19.8%</b>	<b>1,119</b>	<b>+13.3%</b>

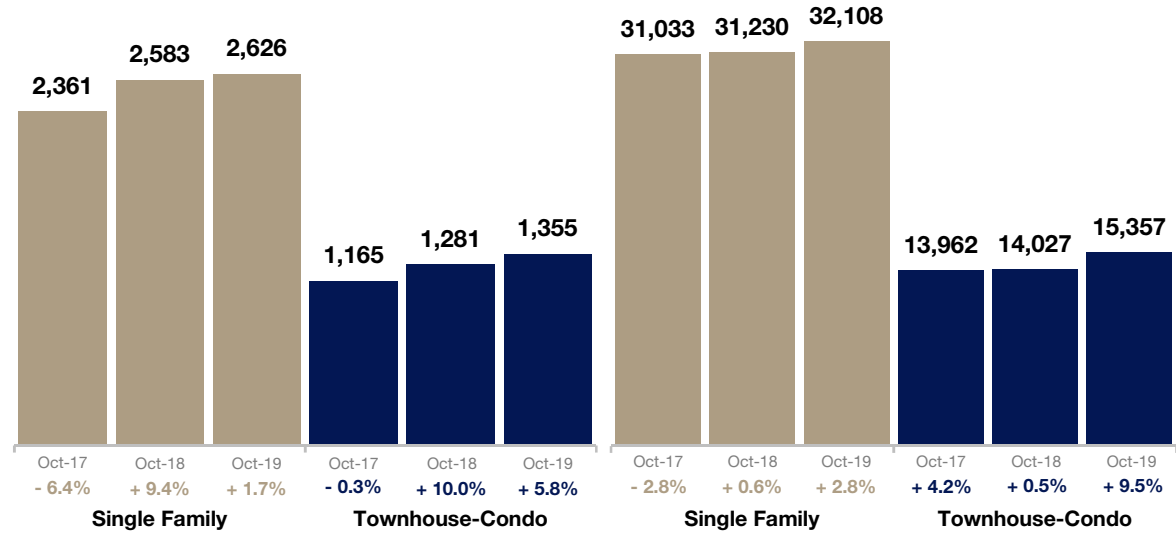
## Historical Under Contract by Month



# New Listings

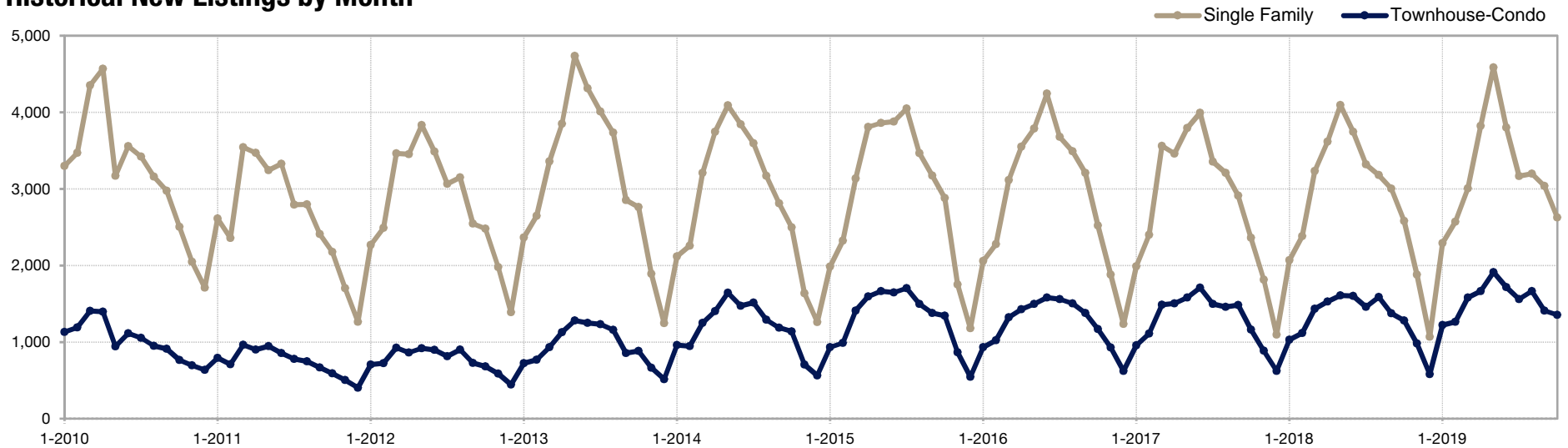


## October



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	1,882	+3.6%	981	+10.6%
Dec-2018	1,070	-2.6%	580	-7.1%
Jan-2019	2,291	+10.7%	1,222	+18.5%
Feb-2019	2,570	+7.9%	1,265	+13.1%
Mar-2019	3,007	-7.0%	1,581	+10.1%
Apr-2019	3,822	+5.7%	1,665	+9.0%
May-2019	4,585	+12.0%	1,913	+18.9%
Jun-2019	3,802	+1.5%	1,717	+7.1%
Jul-2019	3,168	-4.5%	1,562	+7.1%
Aug-2019	3,200	+0.6%	1,666	+5.0%
Sep-2019	3,037	+1.1%	1,411	+2.5%
<b>Oct-2019</b>	<b>2,626</b>	<b>+1.7%</b>	<b>1,355</b>	<b>+5.8%</b>

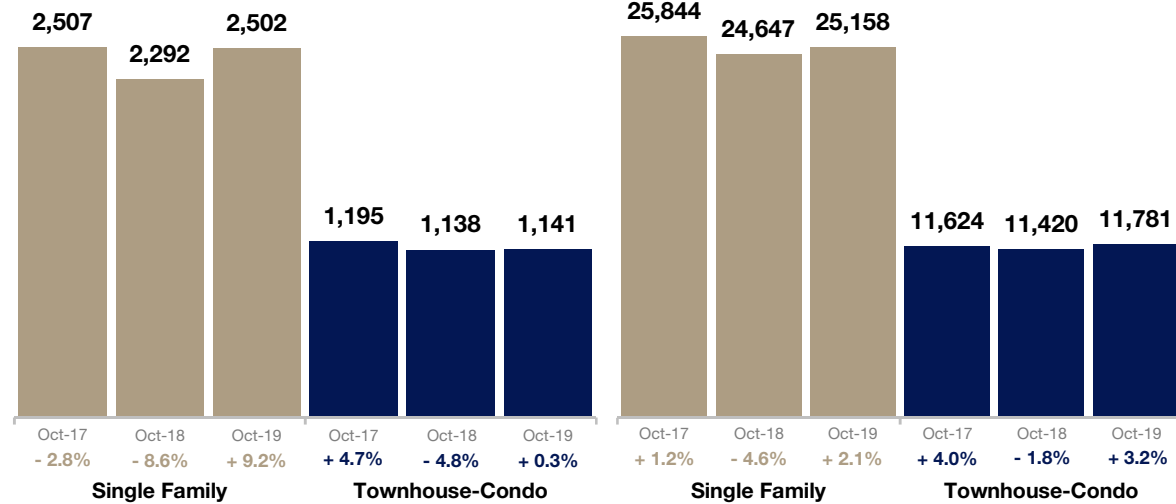
## Historical New Listings by Month



# Sold Listings

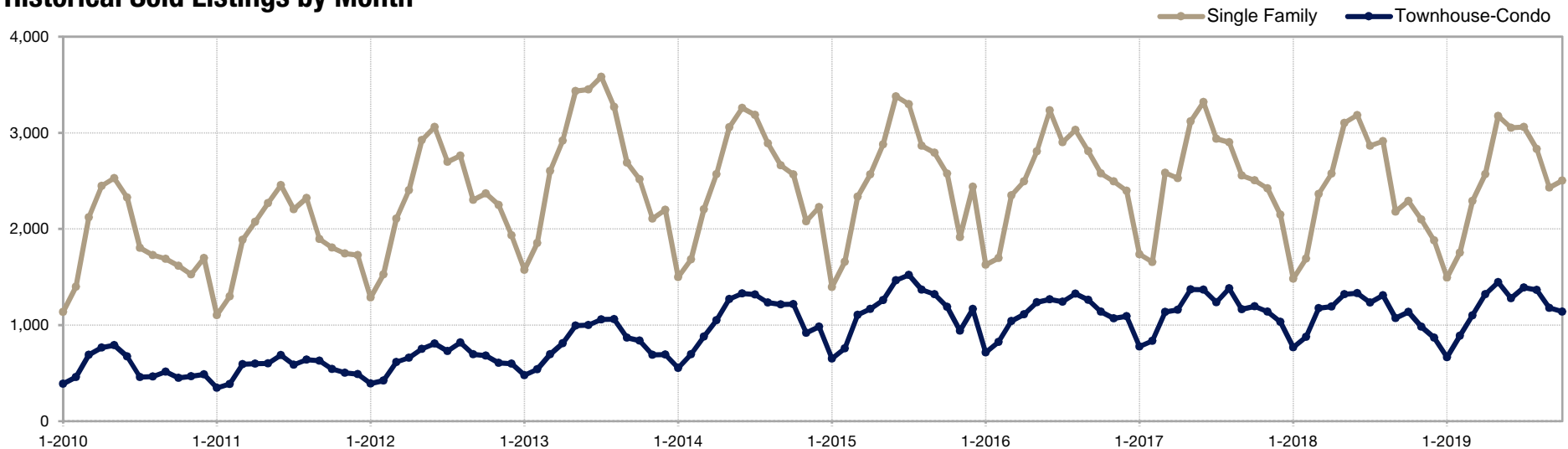


## October



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	2,100	-13.3%	984	-13.6%
Dec-2018	1,882	-12.4%	868	-16.1%
Jan-2019	1,494	+0.8%	667	-13.3%
Feb-2019	1,754	+3.7%	888	+1.1%
Mar-2019	2,291	-3.1%	1,102	-6.2%
Apr-2019	2,569	-0.2%	1,321	+10.8%
May-2019	3,175	+2.4%	1,447	+9.6%
Jun-2019	3,051	-4.1%	1,280	-3.9%
Jul-2019	3,060	+6.8%	1,390	+12.6%
Aug-2019	2,831	-2.8%	1,365	+4.3%
Sep-2019	2,431	+11.6%	1,180	+10.1%
<b>Oct-2019</b>	<b>2,502</b>	<b>+9.2%</b>	<b>1,141</b>	<b>+0.3%</b>

## Historical Sold Listings by Month

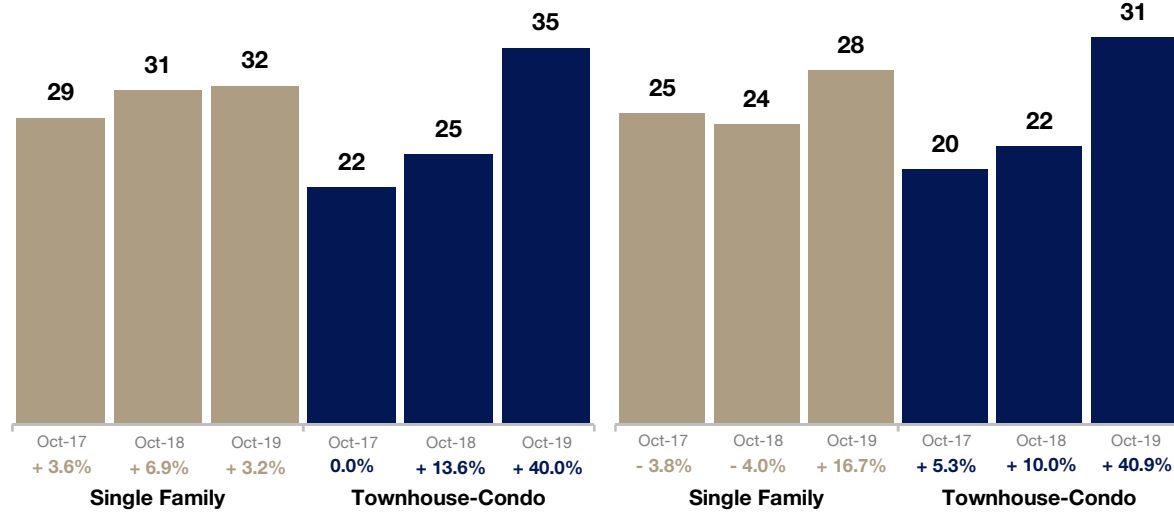


# Days on Market Until Sale



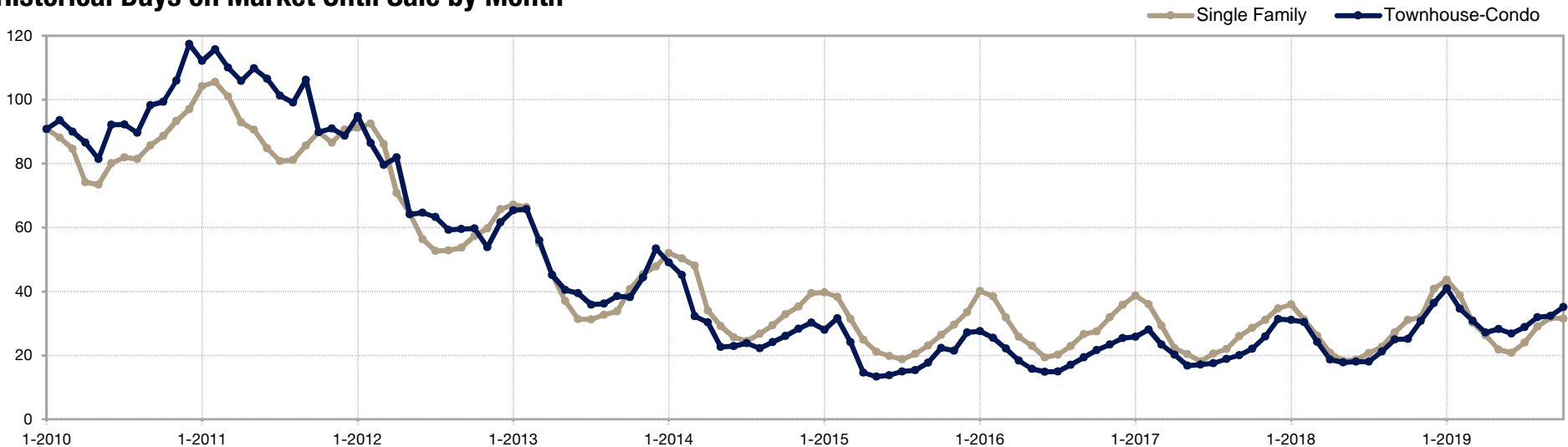
## October

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	32	+3.2%	31	+19.2%
Dec-2018	41	+17.1%	36	+16.1%
Jan-2019	44	+22.2%	41	+32.3%
Feb-2019	39	+25.8%	35	+16.7%
Mar-2019	30	+15.4%	31	+29.2%
Apr-2019	26	+23.8%	27	+42.1%
May-2019	22	+22.2%	28	+55.6%
Jun-2019	21	+10.5%	27	+50.0%
Jul-2019	24	+14.3%	29	+61.1%
Aug-2019	29	+26.1%	32	+52.4%
Sep-2019	32	+18.5%	32	+28.0%
<b>Oct-2019</b>	<b>32</b>	<b>+3.2%</b>	<b>35</b>	<b>+40.0%</b>

## Historical Days on Market Until Sale by Month

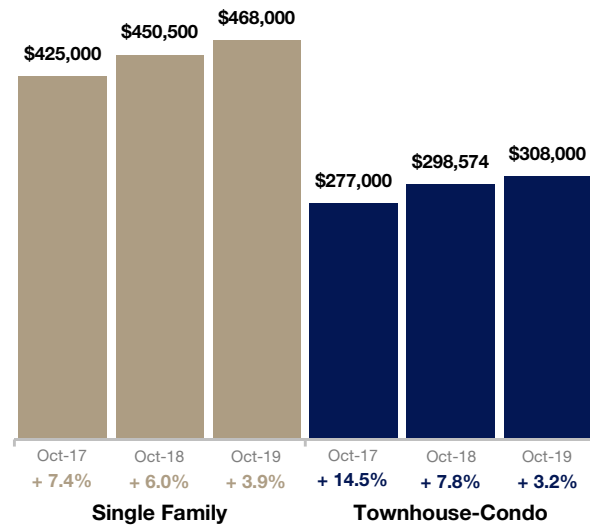




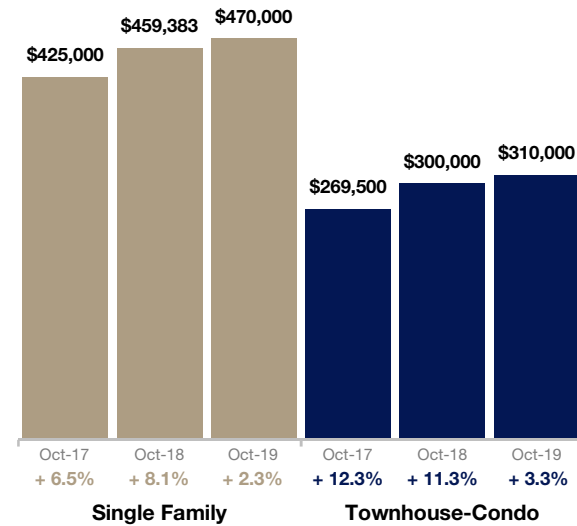
# Median Sales Price



## October

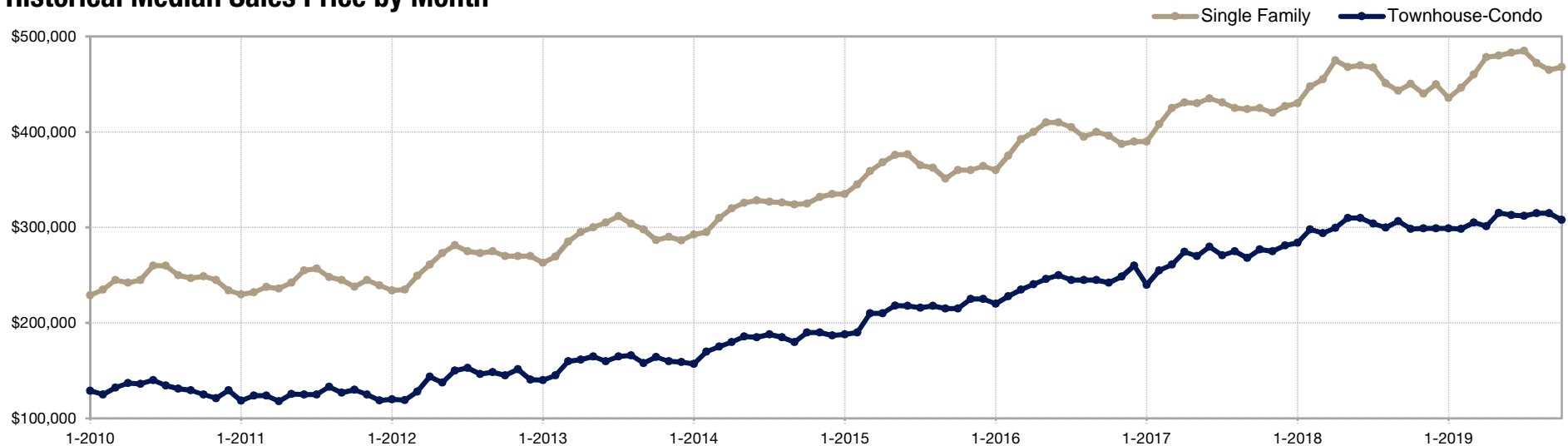


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	\$440,000	+4.8%	\$299,000	+8.8%
Dec-2018	\$449,950	+5.4%	\$298,900	+6.3%
Jan-2019	\$435,500	+1.3%	\$298,900	+5.2%
Feb-2019	\$446,250	-0.3%	\$298,550	+0.3%
Mar-2019	\$460,000	+1.1%	\$305,000	+3.7%
Apr-2019	\$478,250	+0.7%	\$301,273	+0.6%
May-2019	\$480,000	+2.6%	\$315,300	+1.7%
Jun-2019	\$483,000	+2.9%	\$313,000	+1.0%
Jul-2019	\$485,000	+3.7%	\$312,000	+2.6%
Aug-2019	\$472,000	+4.7%	\$315,000	+5.0%
Sep-2019	\$465,000	+5.0%	\$315,000	+2.8%
<b>Oct-2019</b>	<b>\$468,000</b>	<b>+3.9%</b>	<b>\$308,000</b>	<b>+3.2%</b>

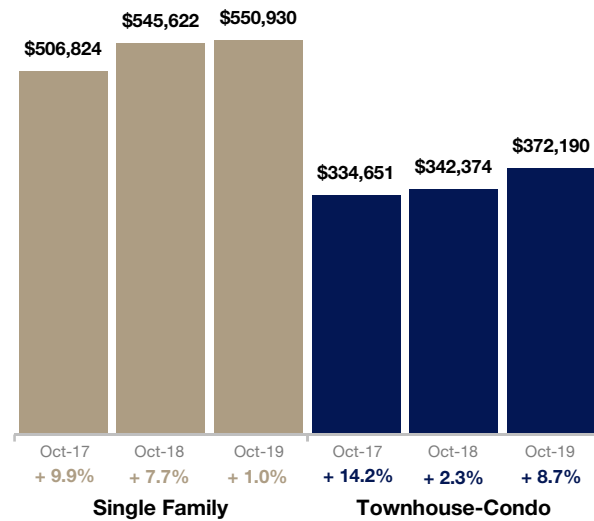
## Historical Median Sales Price by Month



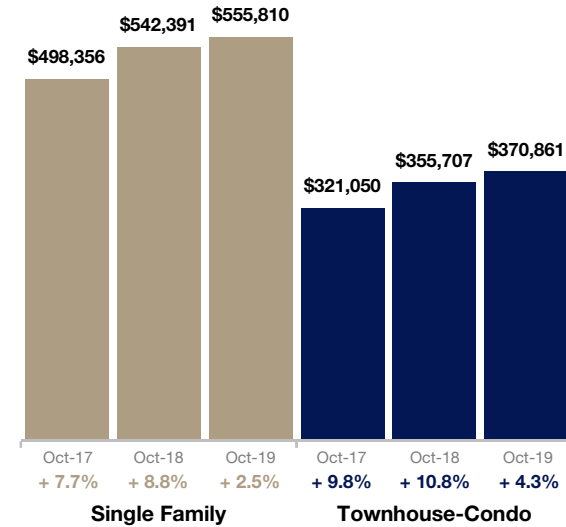
# Average Sales Price



## October

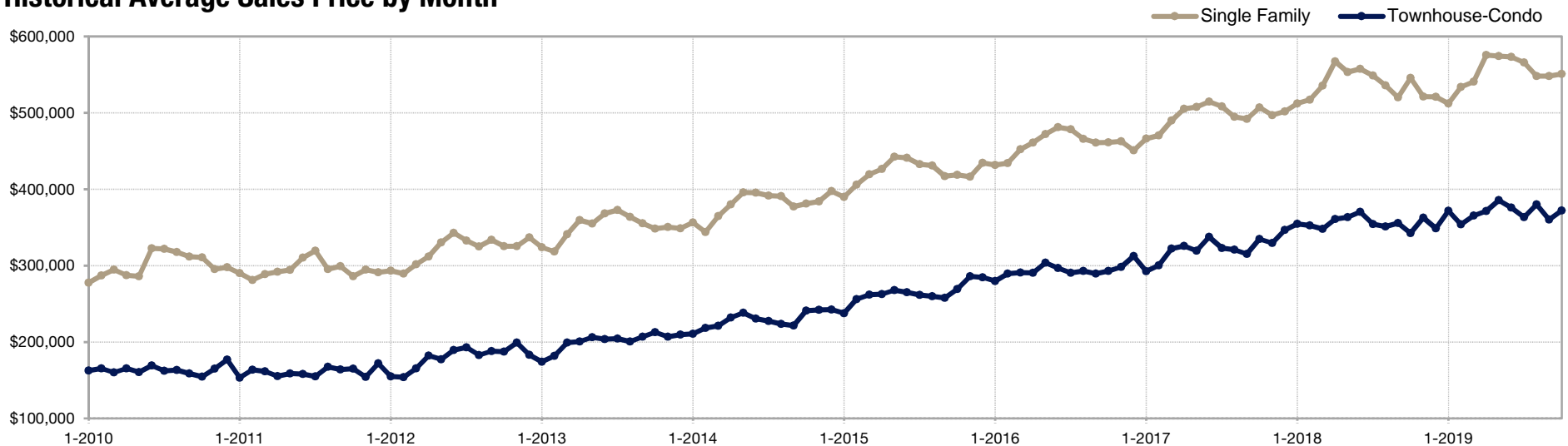


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	\$521,165	+4.9%	\$362,862	+10.1%
Dec-2018	\$520,976	+3.8%	\$348,632	+0.5%
Jan-2019	\$512,263	+0.0%	\$371,892	+4.9%
Feb-2019	\$533,681	+3.2%	\$353,905	+0.4%
Mar-2019	\$540,612	+1.0%	\$365,535	+5.0%
Apr-2019	\$575,498	+1.5%	\$371,394	+2.9%
May-2019	\$574,129	+3.8%	\$385,538	+6.1%
Jun-2019	\$573,065	+2.8%	\$375,934	+1.5%
Jul-2019	\$565,725	+3.1%	\$363,542	+2.6%
Aug-2019	\$548,039	+2.3%	\$380,256	+8.3%
Sep-2019	\$548,074	+5.3%	\$360,383	+1.3%
<b>Oct-2019</b>	<b>\$550,930</b>	<b>+1.0%</b>	<b>\$372,190</b>	<b>+8.7%</b>

## Historical Average Sales Price by Month

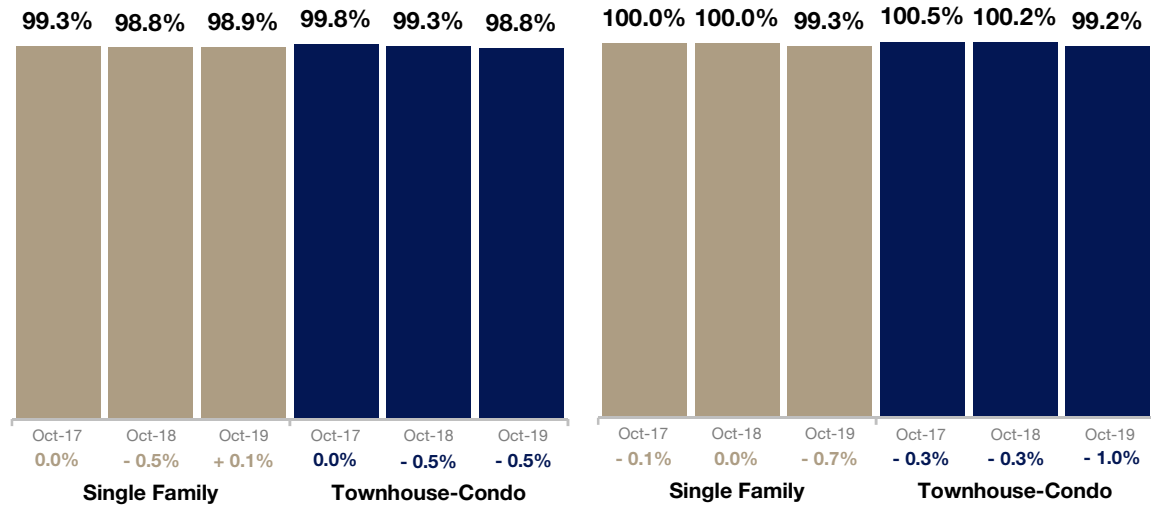


# Percent of List Price Received



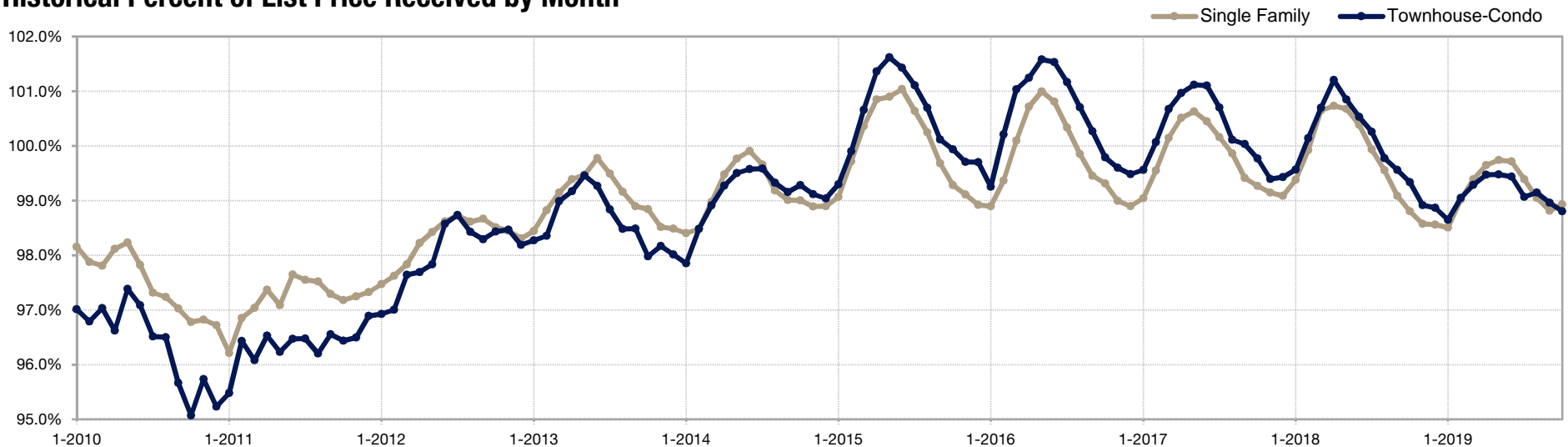
## October

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	98.6%	-0.5%	98.9%	-0.5%
Dec-2018	98.6%	-0.5%	98.9%	-0.5%
Jan-2019	98.5%	-0.9%	98.6%	-1.0%
Feb-2019	99.0%	-0.9%	99.0%	-1.1%
Mar-2019	99.4%	-1.2%	99.3%	-1.4%
Apr-2019	99.6%	-1.1%	99.5%	-1.7%
May-2019	99.7%	-1.0%	99.5%	-1.3%
Jun-2019	99.7%	-0.7%	99.4%	-1.1%
Jul-2019	99.4%	-0.5%	99.1%	-1.2%
Aug-2019	99.0%	-0.6%	99.1%	-0.7%
Sep-2019	98.8%	-0.3%	99.0%	-0.6%
<b>Oct-2019</b>	<b>98.9%</b>	<b>+0.1%</b>	<b>98.8%</b>	<b>-0.5%</b>

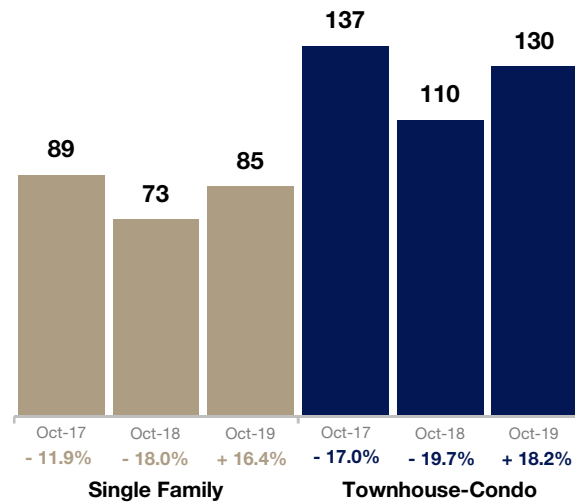
## Historical Percent of List Price Received by Month



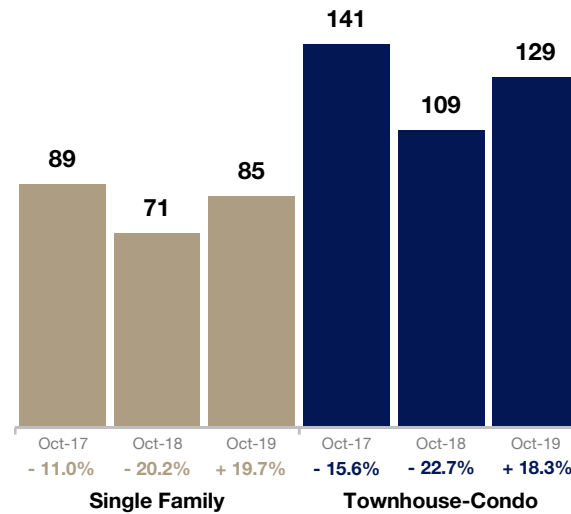
# Housing Affordability Index



## October

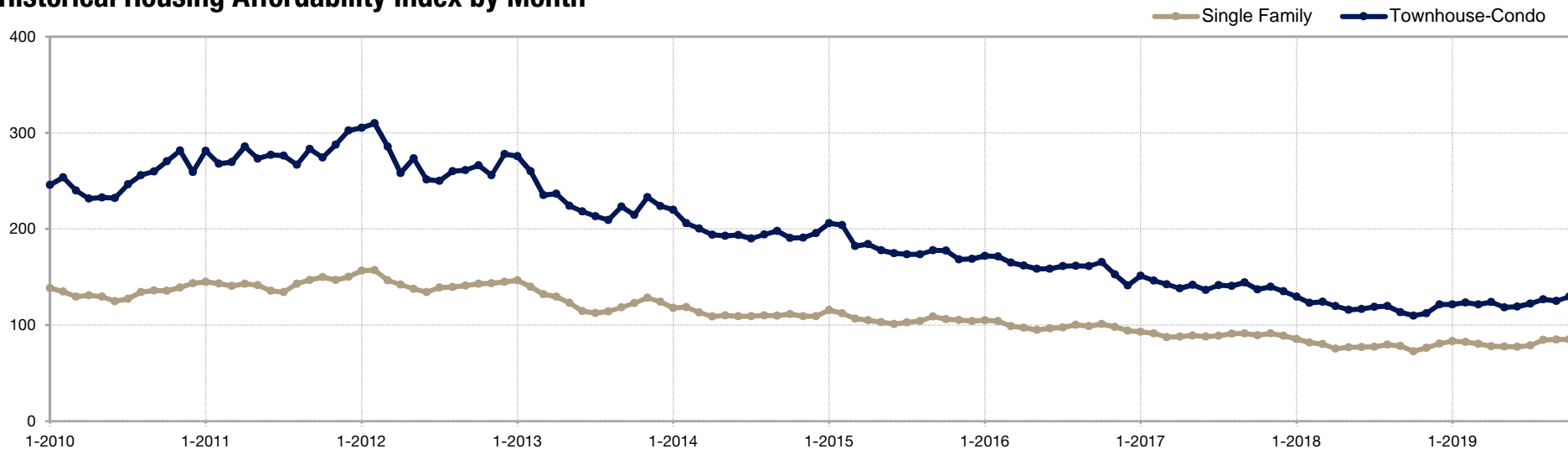


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2018	76	-17.4%	112	-20.0%
Dec-2018	81	-9.0%	121	-10.4%
Jan-2019	83	-3.5%	122	-5.4%
Feb-2019	83	+1.2%	123	0.0%
Mar-2019	81	+1.3%	122	-1.6%
Apr-2019	78	+2.6%	124	+3.3%
May-2019	78	+1.3%	119	+2.6%
Jun-2019	77	0.0%	119	+1.7%
Jul-2019	79	+2.6%	122	+2.5%
Aug-2019	85	+6.3%	127	+5.8%
Sep-2019	85	+9.0%	125	+10.6%
<b>Oct-2019</b>	<b>85</b>	<b>+16.4%</b>	<b>130</b>	<b>+18.2%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview



Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

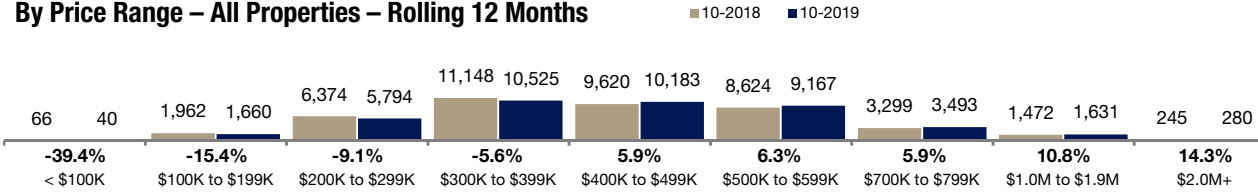
Key Metrics	Historical Sparkbars	10-2018	10-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
Active Listings		7,919	<b>6,459</b>	- 18.4%	--	--	--
Under Contract		3,157	<b>3,717</b>	+ 17.7%	36,787	<b>38,844</b>	+ 5.6%
New Listings		3,864	<b>3,981</b>	+ 3.0%	45,257	<b>47,465</b>	+ 4.9%
Sold Listings		3,430	<b>3,643</b>	+ 6.2%	36,067	<b>36,939</b>	+ 2.4%
Days on Market		29	<b>33</b>	+ 13.8%	24	<b>29</b>	+ 20.8%
Median Sales Price		\$407,000	<b>\$432,000</b>	+ 6.1%	\$420,000	<b>\$430,000</b>	+ 2.4%
Avg. Sales Price		\$478,169	<b>\$494,932</b>	+ 3.5%	\$483,278	<b>\$496,821</b>	+ 2.8%
Pct. of List Price Received		99.0%	<b>98.9%</b>	- 0.1%	100.1%	<b>99.2%</b>	- 0.9%
Affordability Index		81	<b>92</b>	+ 13.6%	78	<b>93</b>	+ 19.2%

# Sold Listings

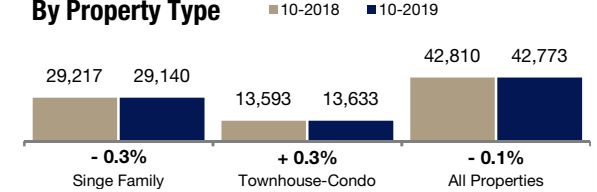
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$99,999 and Below	13	2	-84.6%	53	38	-28.3%
\$100,000 to \$199,999	68	45	-33.8%	1,894	1,615	-14.7%
\$200,000 to \$299,999	1,414	1,003	-29.1%	4,960	4,791	-3.4%
\$300,000 to \$399,999	8,222	7,257	-11.7%	2,926	3,268	+11.7%
\$400,000 to \$499,999	7,941	8,541	+7.6%	1,679	1,642	-2.2%
\$500,000 to \$699,999	7,290	7,744	+6.2%	1,334	1,423	+6.7%
\$700,000 to \$999,999	2,724	2,885	+5.9%	575	608	+5.7%
\$1,000,000 to \$1,999,999	1,326	1,417	+6.9%	146	214	+46.6%
\$2,000,000 and Above	219	246	+12.3%	26	34	+30.8%
<b>All Price Ranges</b>	<b>29,217</b>	<b>29,140</b>	<b>-0.3%</b>	<b>13,593</b>	<b>13,633</b>	<b>+0.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2019	10-2019	Change	9-2019	10-2019	Change
\$99,999 and Below	0	1	--	4	5	+25.0%
\$100,000 to \$199,999	6	2	-66.7%	136	141	+3.7%
\$200,000 to \$299,999	75	62	-17.3%	411	390	-5.1%
\$300,000 to \$399,999	596	633	+6.2%	291	257	-11.7%
\$400,000 to \$499,999	752	761	+1.2%	150	125	-16.7%
\$500,000 to \$699,999	640	642	+0.3%	133	151	+13.5%
\$700,000 to \$999,999	235	263	+11.9%	37	46	+24.3%
\$1,000,000 to \$1,999,999	105	119	+13.3%	17	23	+35.3%
\$2,000,000 and Above	22	19	-13.6%	1	3	+200.0%
<b>All Price Ranges</b>	<b>2,431</b>	<b>2,502</b>	<b>+2.9%</b>	<b>1,180</b>	<b>1,141</b>	<b>-3.3%</b>

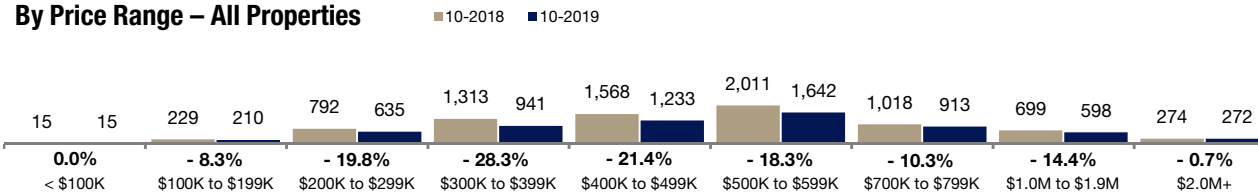
### Year to Date

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$99,999 and Below	9	2	-77.8%	40	29	-27.5%
\$100,000 to \$199,999	51	35	-31.4%	1,497	1,379	-7.9%
\$200,000 to \$299,999	1,047	786	-24.9%	4,128	4,097	-0.8%
\$300,000 to \$399,999	6,659	6,056	-9.1%	2,523	2,847	+12.8%
\$400,000 to \$499,999	6,826	7,446	+9.1%	1,447	1,434	-0.9%
\$500,000 to \$699,999	6,321	6,822	+7.9%	1,158	1,240	+7.1%
\$700,000 to \$999,999	2,385	2,525	+5.9%	488	533	+9.2%
\$1,000,000 to \$1,999,999	1,156	1,268	+9.7%	118	193	+63.6%
\$2,000,000 and Above	193	218	+13.0%	21	29	+38.1%
<b>All Price Ranges</b>	<b>24,647</b>	<b>25,158</b>	<b>+2.1%</b>	<b>11,420</b>	<b>11,781</b>	<b>+3.2%</b>

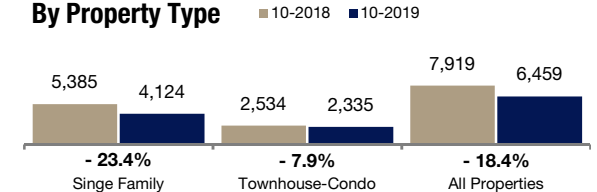
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$99,999 and Below	3	5	+66.7%	12	10	-16.7%
\$100,000 to \$199,999	15	3	-80.0%	214	207	-3.3%
\$200,000 to \$299,999	139	48	-65.5%	653	587	-10.1%
\$300,000 to \$399,999	834	461	-44.7%	479	480	+0.2%
\$400,000 to \$499,999	1,193	859	-28.0%	375	374	-0.3%
\$500,000 to \$699,999	1,582	1,272	-19.6%	429	370	-13.8%
\$700,000 to \$999,999	773	709	-8.3%	245	204	-16.7%
\$1,000,000 to \$1,999,999	595	513	-13.8%	104	85	-18.3%
\$2,000,000 and Above	251	254	+1.2%	23	18	-21.7%
<b>All Price Ranges</b>	<b>5,385</b>	<b>4,124</b>	<b>-23.4%</b>	<b>2,534</b>	<b>2,335</b>	<b>-7.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	9-2019	10-2019	Change	9-2019	10-2019	Change
\$99,999 and Below	2	5	+150.0%	12	10	-16.7%
\$100,000 to \$199,999	5	3	-40.0%	244	207	-15.2%
\$200,000 to \$299,999	72	48	-33.3%	654	587	-10.2%
\$300,000 to \$399,999	583	461	-20.9%	474	480	+1.3%
\$400,000 to \$499,999	1,047	859	-18.0%	415	374	-9.9%
\$500,000 to \$699,999	1,574	1,272	-19.2%	399	370	-7.3%
\$700,000 to \$999,999	845	709	-16.1%	229	204	-10.9%
\$1,000,000 to \$1,999,999	595	513	-13.8%	85	85	0.0%
\$2,000,000 and Above	273	254	-7.0%	20	18	-10.0%
<b>All Price Ranges</b>	<b>4,996</b>	<b>4,124</b>	<b>-17.5%</b>	<b>2,532</b>	<b>2,335</b>	<b>-7.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	10-2018	10-2019	Change	10-2018	10-2019	Change
\$99,999 and Below	9	2	-77.8%	40	29	-27.5%
\$100,000 to \$199,999	51	35	-31.4%	1,497	1,379	-7.9%
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<b>All Price Ranges</b>	<b>24,647</b>	<b>25,158</b>	<b>+2.1%</b>	<b>11,420</b>	<b>11,781</b>	<b>+3.2%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.